

OFFERING MEMORANDUM



711 + 713 NW 1ST STREET

FORT LAUDERDALE, FL 33311

Colliers

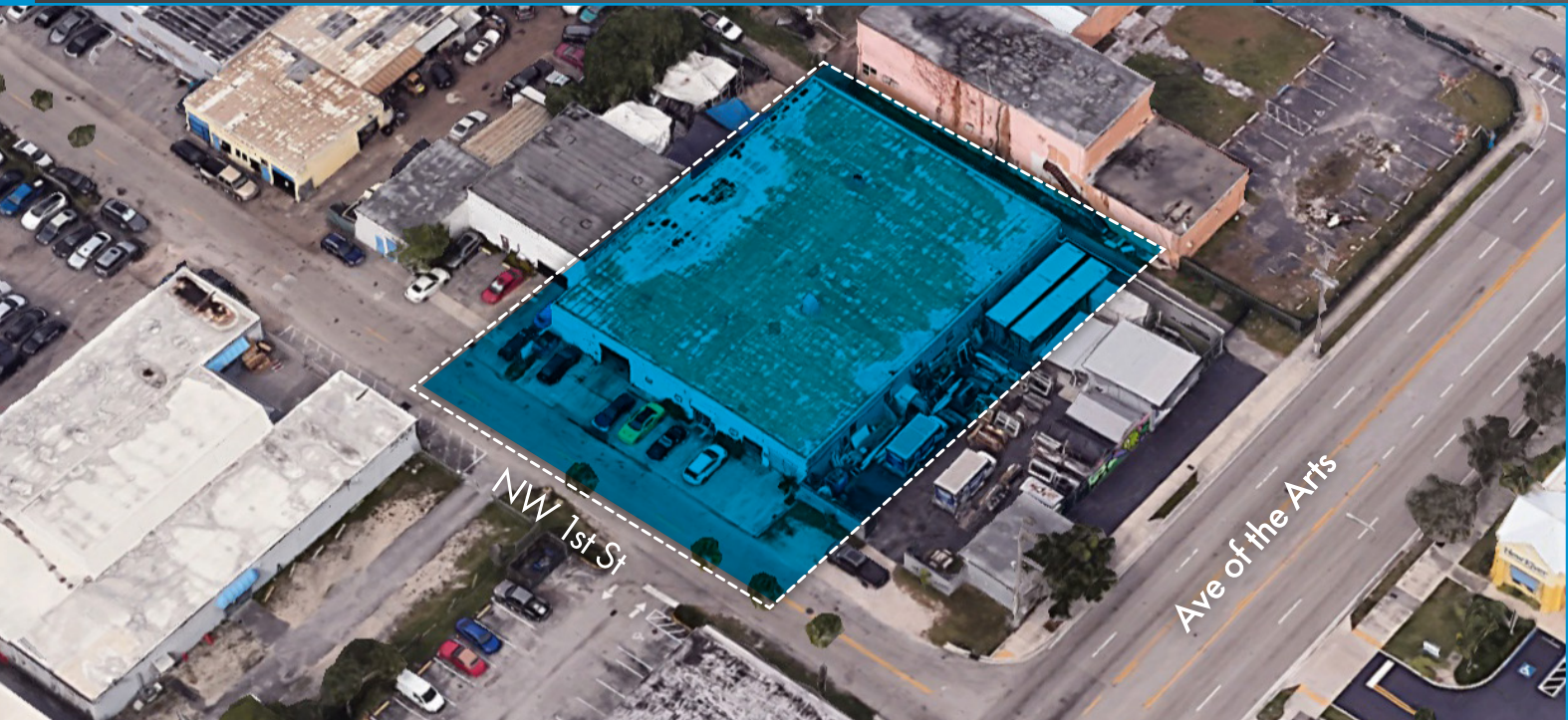
PROPERTY OVERVIEW

PRIME WAREHOUSE INVESTMENT & DEVELOPMENT OPPORTUNITY

Located just minutes from Downtown Fort Lauderdale, this well-positioned industrial warehouse offers excellent accessibility to major thoroughfares including I-95, Broward Boulevard, and Sunrise Boulevard. The property features 12,500 square feet of interior space on a 14,000 square foot lot and includes four grade-level doors.

The site is split-zoned between B-3 and RAC-WMU, allowing for a wide variety of commercial and industrial uses today while also providing substantial long-term redevelopment potential. Approximately half the property falls within the RAC-WMU district, which permits heights up to 30 stories, creating a unique opportunity for future urban redevelopment in this evolving Fort Lauderdale corridor. Additionally, the broader area west of NW 7th Avenue and north of Broward Boulevard carries the underlying NWRAC land use designation, positioning the corridor for continued long-term growth and higher-intensity redevelopment. The property is currently vacant, providing immediate flexibility for an owner-user, investor, or developer.

Located near Fort Lauderdale-Hollywood International Airport, Port Everglades, and major retail and residential developments, this warehouse offers strong visibility in a high-demand industrial corridor. The site is also within a HUBZone, Opportunity Zone, and the North West Progresso Flagler Heights CRA overlay, providing potential tax and funding benefits for both owners and tenants.



PROPERTY DETAILS

Address: 711-713 NW 1st Street
Fort Lauderdale, FL 33311

Folios: 5042 1020 0110

Bldg Size: 12,500 SF

Lot Size: 14,000 SF

Zoning: RAC-WMU and B3



Ceiling Height
11'6"



Occupancy
Vacant



Docks
4



Overlays
HUBzone, NPF CRA,
Opportunity Zone

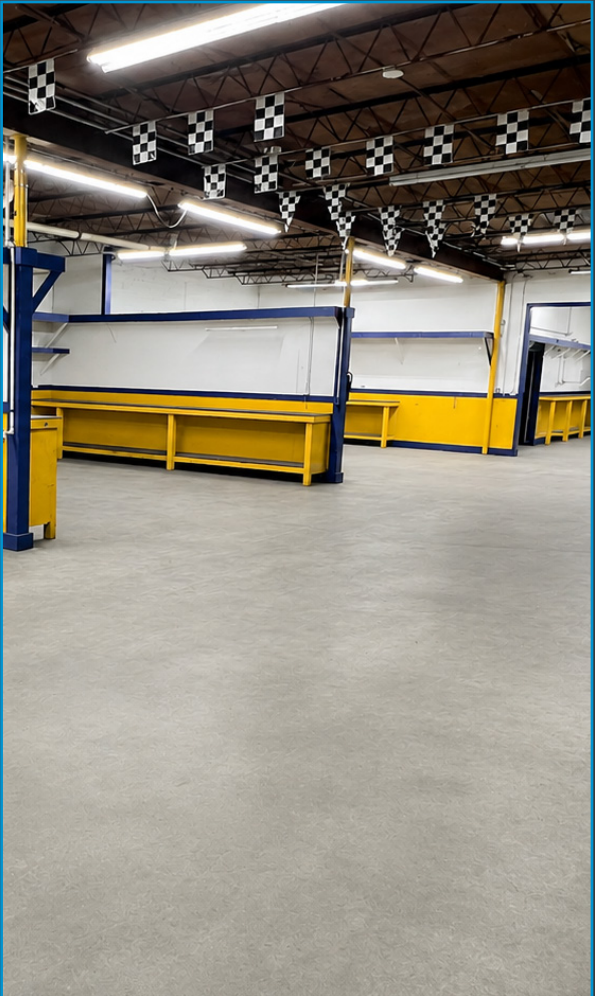


Traffic Counts
16,600 VPD

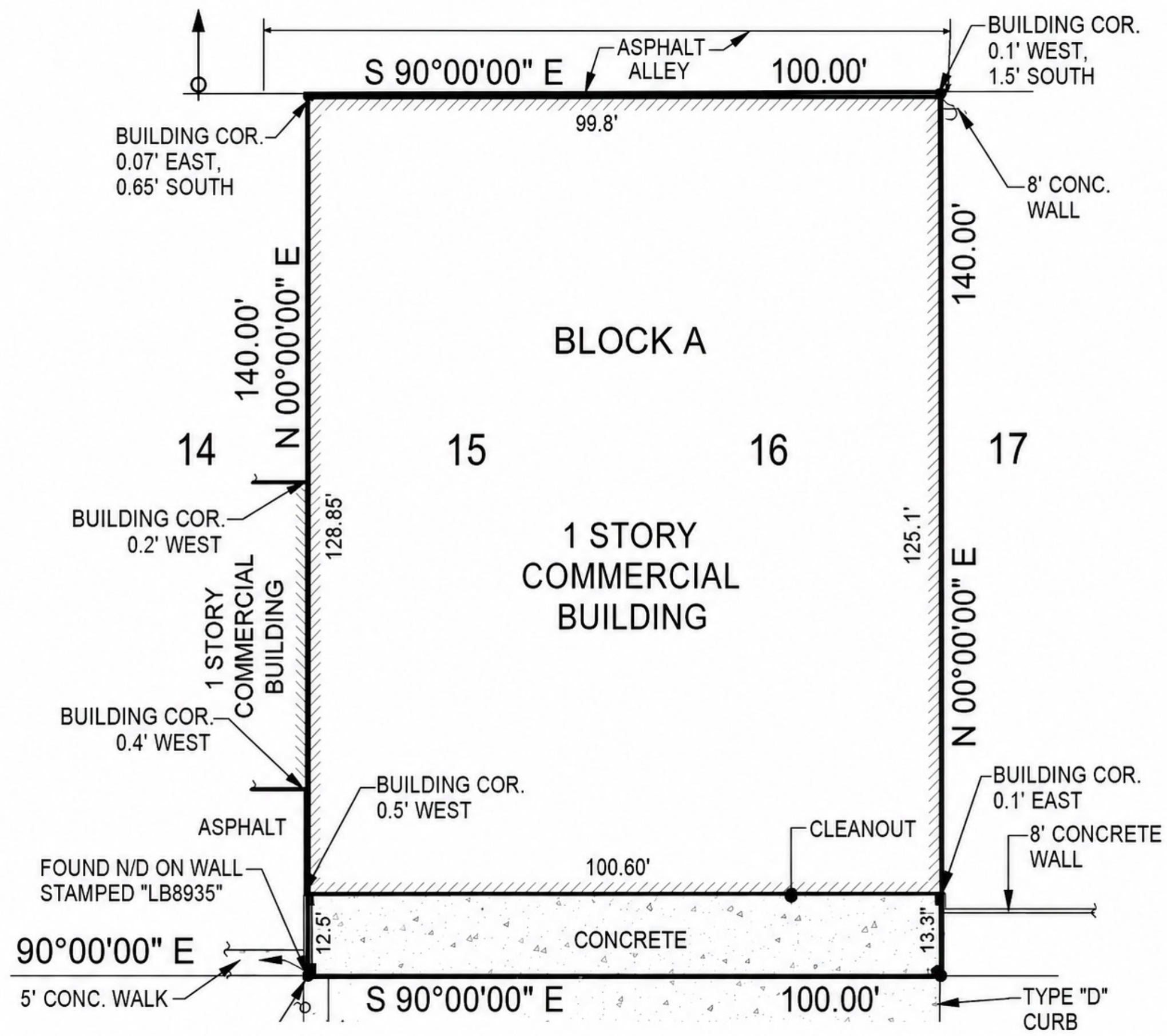


Sale Price
\$2.85
(\$228 psf)

INTERIOR PHOTOS



AS-BUILT SURVEY



FLOOR PLAN

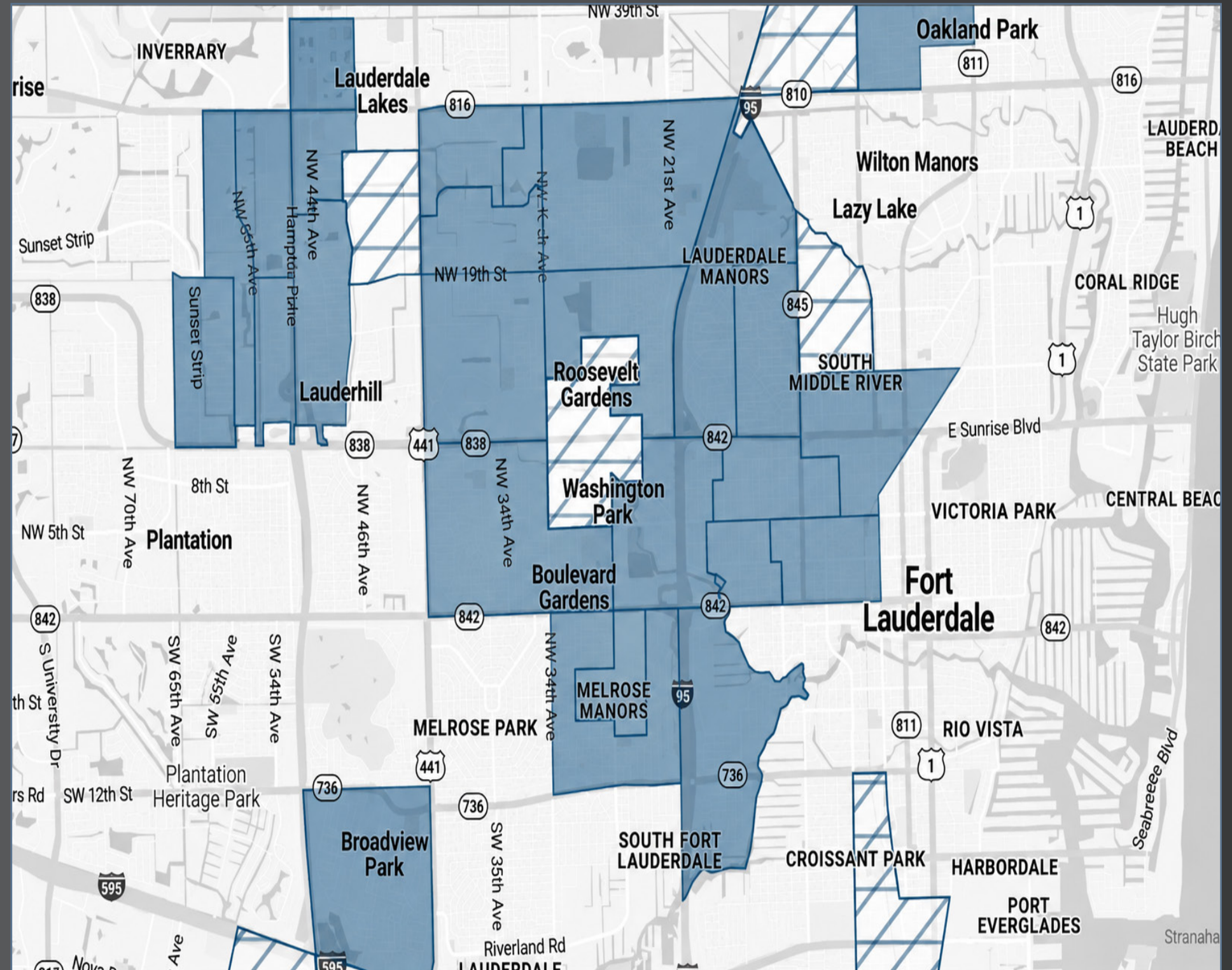


OPPORTUNITY ZONE

BENEFITS FOR TENANTS

Being located in an **Opportunity Zone** offers major advantages-not just for investors, but for tenants as well. Qualified Opportunity Fund (QOF) investments can offer tax deferrals and long-term tax savings, which can directly benefit the property and its occupants. Here's how:

- **Upgraded Space at Competitive Rates:**
Tenants may benefit from improved building conditions at lower rental rates due to Opportunity Zone investment incentives.
- **Access to Capital for Improvements:** Opportunity Zone funds can help tenants finance buildouts or capital needs within their leased space.
- **Direct Investment in Your Business:** Investors may choose to invest directly in tenant businesses that qualify by operating primarily within the Opportunity Zone-either through assets, employee activity, or revenue sources.



HUB ZONE

BENEFITS FOR TENANTS

711-713 NW 1st Street is located within a designated HUBZone. This federal program provides businesses in these areas with preferential treatment when bidding on certain government contracts, including access to set-aside opportunities and competitive advantages in open solicitations. Becoming HUBZone-certified can significantly enhance a company's ability to secure federal work.



337,142
POPULATION



\$118,571
AVERAGE HHI

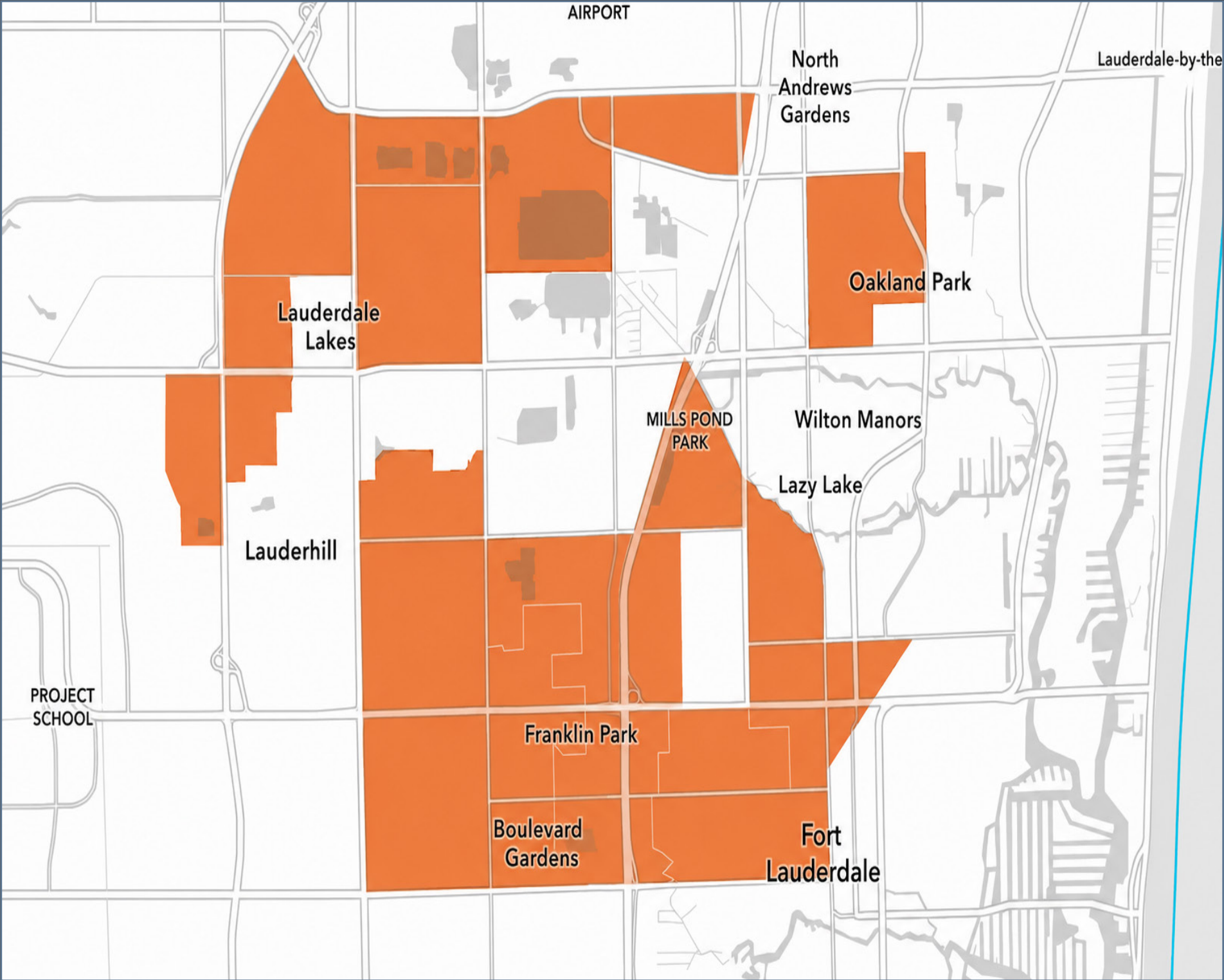
2025
DEMOGRAPHICS
5 MILE RADIUS



146,390
HOUSHOLDS



55%
BETWEEN 20 & 44 YEARS OLD



CRA NFP OVERLAY

BENEFITS FOR TENANTS

The Northwest-Progresso-Flagler Heights Community Redevelopment Area (NPF-CRA) in Fort Lauderdale offers distinct advantages for both property owners and tenants within its boundaries.

FINANCIAL INCENTIVES FOR IMPROVEMENTS

- Access to forgivable loans up to \$125,000 for non-residential facade enhancements
- Up to \$225,000 available for comprehensive property and business improvements
- Streetscape enhancements can qualify for up to \$500,000 in forgivable loans

DEVELOPMENT SUPPORT

- Customized incentives for large-scale projects exceeding \$5 million, aimed at stimulating significant economic growth

INCREASED PROPERTY VALUE

- Participation in redevelopment initiatives can lead to enhanced property values due to area revitalization



B-3 ZONING

B-3 - Heavy Commercial/Light Industrial Business District is intended for heavy commercial business uses, wholesale, warehousing, storage operations and establishments conducting activities of the same general character. The B-3 district is located along major transportation arterials which have convenient access to the interstate yet are limited in their accessibility to local streets thereby limiting high traffic generating commercial business uses at such locations. The B-3 district is also located on sites concentrated around other major transportation draws, such as airports, ports and railways.

RAC-WMU ZONING

Half of the property is zoned RAC-WMU, a flexible mixed-use zoning designation that supports high-density development. As Fort Lauderdale continues to grow and redevelopment activity expands within Progresso Village, this site is well-positioned for potential assemblage into a larger development, offering significant long-term value upside.



INVESTMENT HIGHLIGHTS

RARE DOWNTOWN INDUSTRIAL BUILDING

The 1st Street Warehouse is centrally located in the heart of Downtown Fort Lauderdale. As older warehouses in the area are being replaced by new developments, large industrial spaces like this are becoming increasingly scarce. This shift has created a growing demand for centrally located warehouses, especially for businesses seeking convenient access within the Central Business District.

FUTURE DEVELOPMENT POTENTIAL

With approximately half of the 1st Street Warehouse site located within Fort Lauderdale's Regional Activity Center (RAC-WMU), the property allows for future vertical redevelopment up to 30 stories with no residential density restrictions. The RAC designation is intended to encourage higher-intensity mixed-use development and urban infill, positioning the site for a potential future multifamily, hospitality, office, or mixed-use project as redevelopment momentum continues to expand west of NW 7th Avenue and north of Broward Boulevard. Additionally, the surrounding area carries the underlying NWRAC land use designation, further reinforcing the long-term redevelopment trajectory of the corridor.

CENTRAL LOCATION HIGHLIGHTS

Las Olas Boulevard: Just a short walk away, offering upscale boutiques, art galleries, fine dining, and vibrant nightlife.

Fort Lauderdale-Hollywood International Airport & I-95: Approximately 3 miles from the airport with easy access to I-95 and major South Florida highways.

NEIGHBORHOOD CONNECTIVITY

711 NW 1st Street is centrally located just north of Broward Blvd and West of Downtown Fort Lauderdale

Walk Score:



85

Daily Traffic:



57,500

Broward Blvd



Fort Lauderdale-Hollywood Airport

8 Miles - 16 minutes



Port Everglades

3.4 Miles - 18 minutes

- Legend
- 1 Coral Ridge
 - 2 Poinsettia Heights
 - 3 Lakeridge
 - 4 Flagler Village
 - 5 Victoria Park
 - 6 Sailboat Bend
 - 7 Tarpon River
 - 8 Downtown Fort Lauderdale
 - 9 Colee Hammock
 - 10 Rio Vista + Rio Vista Isles
 - 11 Las Olas Isles
 - 12 FTL Beaches
 - 13 Middle River Terrace
 - 14 South Middle River
 - 15 Wilton Manors
 - 16 Progresso Village



Market Drivers



BRIGHTLINE STATION



HOLIDAY PARK/
FLORIDA PANTHERS TRAINING
FACILITY



SITE



FORT LAUDERDALE BEACH



DOWNTOWN FORT LAUDERDALE



LAS OLAS BLVD



SOUTH FLORIDA URBAN CORE TEAM

MIKA MATTINGLY
+1 786 486 4391
mika.mattingly@colliers.com

BRADLEY ARENDT
+1 954 652 4622
bradley.arendt@colliers.com

CECILIA ESTEVEZ
+1 786 433 5393
cecilia.estevez@colliers.com

Colliers
801 Brickell Avenue, Suite 900
Miami, FL 33131
[colliers.com](https://www.colliers.com)

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